

Beckets Grove Phase 2 Residents Association

Meeting Agenda

Date & Time - Tuesday 8th April 2025 at 7.30pm

Location - Wymondham Rugby Club upstairs meeting room

1. Introduction, and taking of attendance, apologies, and meeting notes being taken by.

Residents Attending

Kevin Farrow (Chairperson), Sarah Tate (Vice Chairperson), Emma Peek (Joint Secretary), Barbara Draper, Claire Small, Ellie Morgan (Joint Secretary), Claire Carter, Phillipa Black, Sue Mulliner, Andy Mulliner

Other Representation,

James Mulhearn (Virtual - Persimmon), Emma Offei (Virtual - FirstPort)

Apologies, Cllr David Roberts (South Norfolk District Council, Wymondham Town Council & Deputy Mayor), Darren Tate, Eileen Parrott, Tony Parrott, Angela Kenny, John Waller (Treasurer), Delyse Reynolds

2. Review of meeting minutes from January 2025, and any points, resolved or not being expanded upon in this meeting.

- a. Rugby Club Fireworks event

As noted in last month's meeting the fireworks went well with no real issues. The club has already agreed that next year's event will have both roads coned following the opening of Briggs Mead. March event also seems to have passed with no major issues reported. To reiterate, the Rugby Club are quite happy to be contacted with any problems or concerns.

- b. SNDC - Property extension on Briggs Mead, potential planning issue

The potential planning permission issue has been resolved. No issue was identified.

- c. SNDC - Norfolk County Council elections

Norfolk County Council voted to not go-ahead with local elections in May. This was put down to the consultation and proposal of devolution going ahead. There is the ability to provide feedback on the Devolution consultation. A link will be distributed to all members after the meeting.

- d. Persimmon - Traffic calming, Briggs Mead and Reeve Way

As we have no ability to implement any traffic calming measures until Highways adoption of the roads, this item is being taken off the agenda but will be brought back on at an appropriate time. Persimmon have no plans to implement further measures but Highways will assess at adoption.

- e. Persimmon - Play equipment, raising of the ground underneath 2 pieces of equipment.

As noted previously this could have been done better but it has been done. Will monitor going forward and will request FirstPort to rectify as required.

- f. Persimmon – Woodland path surface/condition, encroaching vegetation, missing/broken ground rails

Path cleared and rails replaced and tidied by Persimmon.

3. FirstPort points to raise. Following on from email sent after on-site meeting on Tuesday 25th February. Most items referenced on plan below.



a. 2025 estimates and invoices

As much as the situation at the beginning of the year should have been avoided, we are having to move on from it. Confirmation has been made that there is nothing that we can do regarding the fees and estimates provided. Points have been addressed, but they are only estimates generated by FirstPort's estimation model, they are not finalised charges. All we can do is monitor onsite activity, review accounts, and raise issues with charges applied at the end of the appropriate year. These are actions we will take and FirstPort are very aware of this. There are no current grounds for non-payment as far as the resident's association are concerned so advice is that we should all pay this year's invoice amounts as requested.

b. P1. The condition of the lagoon path

Persimmon have agreed to get their contractor to address and raise the path surface at the gated entrance to the most Northerly lagoon and along its side. This should be completed within two weeks of the meeting. This is to reduce the water pooling and path deterioration at these locations.

c. P2. Jeckyll Road play area

The ground under the play equipment will be raised on Jeckyll Road park. This will be completed and detailed in the email sent out. Part of CPC's team will be completing this work with cost covered by Persimmon as previously agreed. Emma Offei needs to get a confirmed date for this to happen but it will be after the Easter Holiday and will require the park to be closed for three weeks. We have advised we want a date that CPC will stick to following their continued failures to address this last year. When the park is closed signage needs to be installed to advise why. The main gate also needs to be addressed as the slave gate shot bolt does not go far enough into the ground.

d. P3. Replacement and unplanted trees

Persimmon have planted replacement trees in most of the areas indicated by blue dots on the plan. The red dots showing trees that should have been retained have also been replaced. Those in property boundaries cannot be replaced. We requested that they could be planted in verges instead but as advised by James Mulhearn "Highways do not like trees within their verges for maintenance reasons and after a chat to them they do not want anything over and above what is on plan currently."

Watering of the trees was questioned. James Mulhern advised that the contractor that planted them has been advised to monitor and water initially but this won't be continued indefinitely. FirstPort are going to be following up with CPC about acquiring a Standpipe which CPC would use across multiple developments. It is something the on-site teams have been requesting and would allow them to water the trees. The Standpipe allows water to be taken from the mains via hydrant access. It is acquired from the water authority and has a meter built into it so water use can be monitored and charged. The alternative is for a bowser to be put on site. The question of how we monitor the charges was raised after the meeting, the primary suggestion was to set a budget and then request to be advised if that would be exceeded.

e. Adoptions of remaining communal areas by FirstPort

As of April 1st 2025 FirstPort have taken responsibility for all communal spaces on Phase 2 from Persimmon. This has been accepted on the provision that items P1, 2 & 3 are resolved by Persimmon as agreed and noted above.

f. F1. 2024 accounts and credit

2024 accounts will be due for release in June. Emma Offei was advised that we would like this to be chased up regardless based on none of the previous years being released on time. We will also expect for the credits that will be due from 2024 to be on our accounts before the 2026 estimates are released.

g. F2. Dead tree replacement

The orange dots on the plan indicate trees that FirstPort need to replace. Those in the South East corner have been replaced however there are 6 further that need replacing. It was asked whether this could be completed in the next few weeks before the growing season started but it appears unlikely. The arborist was going to be contacted and the possibility of acquiring trees that were able to be planted during the growing season considered. It sounds like planting at the end of this year's growing season is more likely.

h. F3. Lighting quote enquiry

Emma began to discuss details of a quote that has been provided for lighting, but it has been requested that all the details are sent in an email for us to review. The proposal is to install PIR solar charged lighting on posts along the South cycle path and possibly some out on Phase 1 towards Norwich Road. This request was made over a year ago but apparently FirstPort has struggled to find a contractor who would do it. Once we have the details a discussion will be raised at the next meeting to investigate further.

i. F4. Bin store on Barnes Close

It was believed that the bin store on Barnes Close had been repaired prior to the meeting. If this was the case it has since been broken again, along with the one on Coldham Grove. We will raise this with FirstPort and Jake from CPC.

j. F5. Ditch and pit clearance

FirstPort will be instructing Jake from CPC to clear the materials from the pit and ditch.

k. F6. Price for a fence to aim to restrict access to the pit.

A quote has not yet been requested. This is to look to install a fence at the point where children are accessing the pit at the end of Barnes Close. The fence is intended to be a deterrent to entry and to reduce the ease of dumping further rubbish down there which then must be removed at cost to us. Reports have also been made of questionable activities in the area which we have advised should be reported to the Police if there are significant concerns. Once we have a price, we will discuss the benefits of installing a fence against the cost of possible future maintenance.

l. F7. Lagoon maintenance

FirstPort have been advised that the areas around the edge of the lagoon will grow quickly, that there are already grasses entangled in the chicken wire of the fences, and that it will need to be addressed. We have asked for the inside edges to be strimmed back by 0.5m to ensure the fences are kept clear and the area looking tidy.

Grass cutting schedules were questioned and we were advised by Emma Offei that the grass would be cut every two weeks through the growing season. No mow May was mentioned which we assume the council will again be following regarding verge cutting. FirstPort do not follow no mow May. There were also comments made that some research indicates that it can be more harmful to wildlife as you create a haven which you remove after a month. A better practice is to maintain a small 'wild' natural area throughout the year.

Following the meeting there has been discussion about the potential of changing the grassed area to the West of Bray Drive to a lightly maintained natural area. We are going to look at what this will entail and see if we can ask FirstPort/CPC to create and maintain it. A proposal will be created and discussed, particularly seeking feedback from those that live closest to the area.

m. F8. Covered general waste bins

The Committee had discussed the proposal of installing covered waste bins in the two areas shown on the plan. These would be ground mounted, 50cm in diameter and cost £337 each. Emptying would be included as part of CPC's general maintenance of the site. Benefits are the provision of a place for rubbish rather than it being 'littered'. There was a concern over the bins being used for dog waste, in turn affecting the emptying. Both locations already have a dog waste bin which will be more accessible and dog waste will only prevent emptying if it obvious and in significant volumes. Fire risk was also a consideration due to the bin that was set alight on the Phase 1 park. It was not a big fire but the Fire Brigade was called out to extinguish. The committee have voted in favour of installing the bins 7 for, 3 against, and 2 abstained. FirstPort have been advised to install them.

n. F9. ROSPA checks on play equipment for 2024

Supposedly Persimmon had conducted ROSPA checks on the play equipment in 2024 however we have requested the reports again. May is when ROSPA are apparently in the area which makes recurrent assessments more cost effective. It was suggested that FirstPort should ensure that the CPC work on behalf of Persimmon on Jeckyll Road park is completed prior to this time so that a full check could be completed.

o. F10. Woodland fenced edge maintenance facing properties

Area highlighted for Jake to address now FirstPort have adopted all communal spaces.

- p. F11. Metal gate/fence in west woodland

FirstPort will be instructing Jake from CPC to clear this.

- q. F12. Areas that require strimming attention early in growing season

Area highlighted for Jake to address now FirstPort have adopted all communal spaces.

- r. F13. Vines in East woodland

Vines/brambles need to be cut at ground level as they have grown up the trees and are dropping down. Area indicated with F10 was also highlighted as having this problem. FirstPort will be instructing Jake from CPC to action this.

- s. F14. Fencing requested by landowner to restrict access to the path

In the days prior to the meeting the fences installed at the North East corner of the woodland have again been broken down. In addition, several weeks prior the Public Footpath sign on the field had been damaged by machinery or vandalism, resulting in the landowner threatening to remove access to the field. The concern is that with the fence broken as it is, the landowner will remove access to the Rugby Club path which is private property. They have the right to do this as they have the right to restrict access onto their land where they wish. They do not want access from or to the woodland from the Rugby Club path and there is no official reason given for this, although there are some theories around future planning.

Previously it has been stated that as far as the Resident's Association are concerned, the fence is not our responsibility and should be maintained by the landowner. However, with the aim of keeping access, the suggestion was proposed to repair the fence on this occasion as a gesture of goodwill. Better signage will also be installed that explains the situation and warns of the potential risk of access being removed. Kevin will organise this at no additional cost and the landowner will be communicated with and advised of our intent. We will also ensure we have communicated this out to residents via email and Facebook. Some objected and felt this should be left to the landowner to do what they wanted. A vote was taken and passed in favour of a one-time goodwill gesture repair by the Residents Association.

- t. F15. Would like bush/tree/vegetation to be planted on this grass edge

FirstPort will be looking into the cost of planting bush-based vegetation along this grass edge.

- u. Broken fence rails

Most broken/missing fence rails around the site have now been replaced. This will be monitored going forward and any missing rails reported to FirstPort and Jake.

- v. Jake – onsite full time – answers to questions raised

Jake is a CPC employee and will be onsite across Phase 1, Phase 2 and Elm Farm undertaking all general maintenance. There is no additional cost for this as the annual charges across each site will contribute towards it. A weekly work report is being provided to FirstPort which we can access if required. We will monitor going forward and raise a request if there is an issue.

- w. Concerns over issue response time

Points have also been raised about the significant time taken for things to be done at the end of last year. Emma Offei said this would improve going forwards.

A WhatsApp group is being setup so the Committee can raise issues with Emma and Carly

from FirstPort, and Jake from CPC quickly and easily. This will allow us to be sure both parties are aware and will hopefully speed up response times. Main issues should still be reported through FirstPort's systems to ensure they are logged appropriately. This also provides an avenue for further follow up if needed.

x. Justification of charges at point of property sale

FirstPort have been requested to provide us with explanation and justification of the cost applied by them to residents upon sale and purchase of a property. Reported to be circa £500 for the seller and £280 for the purchaser. Emma Offei has been asked to escalate and feedback to us exactly what these charges are for. Emma mentioned that she believed it was for a homebuyer's pack which we highlighted no one at the meeting had ever seen or received. We would therefore also like to know what this homebuyer's pack contains. Ultimately, we want to know why they are charging a combined cost of around £780 on every house sale.

y. Salt Bins

There has been an indication from another contact at FirstPort that it is feasible for Salt Bins to be put on site to help manage the icy paths in Winter. Emma Offei has been asked to investigate this including the costs and refilling, and then report back to us.

4. Persimmon points to raise.

Lagoon Area

a. Rubbish in pit/ditch at end of Barnes Close. Bin store repair Barnes Close & Briggs Mead

Being resolved by FirstPort.

b. Hibernaculum – Ref SNDC

This is James Mulhern's response. "We directly approached Nick Tollit, the Planning Compliance Officer for South Norfolk and Broadland district Council, and he confirmed that there is no open case on these."

The Residents Association are happy to leave this for Persimmon and SNDC to resolve.

c. Path flooding (raising path at gate to North attenuation basin & encroachment of vegetation)

Being resolved as noted under FirstPort.

d. Grass cutting, strimming and general condition. Gates & fences not cleared

Now under maintenance by FirstPort.

Jeckyll Road play area

e. Work by CPC to rectify areas under equipment and gated entrance

As noted under FirstPort point c.

Woodland Area

f. Removal of waste materials

Being resolved by FirstPort.

General

- g. Site signage - Private drive signs and Reeve Way/Briggs Mead clarification

Private drive signs have now been installed however a Swatman Grove sign still needs to go in. James Mulhearn was also asked to review the signage on Briggs Mead to Reeve Way junction as since the change to the road layout, Reeve Way is not signposted to the West. A Briggs Mead sign on the East of the junction is also on Reeve Way now, and there is a general lack of direction to Reeve Way from Albini Way. James is going to review.

- h. Missing tree replacement

As noted under FirstPort point d.

- i. Bird boxes update.

Bat boxes have been installed in the woodland and 18 of the 24 bird boxes have also been installed on residents' properties. The remaining 6 could not be accessed at the time as they were in back gardens and permission hadn't been granted to enter. These will be completed in the coming weeks.

- j. Sewage concerns

There have been sewage concerns raised on Albini Way and at the end of Reeve Way. James Mulhearn is not aware of any existing issues on Phase 2 and any problems that have arisen have been rectified. It has also been identified that the water provider for Phase 1 is Leep Utilities and not Anglia Water. James Mulhearn confirmed this to be the case. Leep are a company that Persimmon use to take the adoption pressure away from main provider and this will remain the case for Phase 1. Phase 2 will be adopted by Anglia Water as will Elm Farm. The fact all the pumping stations are part of Anglia Water adoption may have allowed for this setup to be put in place. The Albini Way issue will be resolved by Leep.

- k. Update on Highways and Anglia Water Adoption.

Anglia Water has not started their adoption process. Persimmon are trying to get Phase 2 and Elm Farm through on what is called a "102 adoption" which means they take responsibility immediately without a maintenance period. If not it goes on a "104 adoption" which has a 12-month maintenance period where Anglia Water monitors everything and then adopts at the end of 12 months. If a 104 is followed then Highways will only adopt the roads, paths and verges after 6 months of the maintenance period. Full adoption which involves sign over of communal spaces to the Management Company by land registry only happens after Anglia Water and Highways adoption is complete.

- l. Full handover update

Depending upon the above, the current target is to have the site fully adopted by the middle of 2026. At this point we can take full control of the management company. We have learnt that until then FirstPort are contracted to Persimmon and the Persimmon directors are in place to ensure that this process goes ahead without challenge due to communal space maintenance issues.

- m. Contribution towards residents' administration costs in 2024, due to delays caused by Persimmon. Still haven't received a response as requested from Michelle Baker.

Last response was that Michelle Baker was thinking about it however James Mulhearn has no further feedback on this. We have asked for an answer from Michelle along with justification based on the points raised in previous meetings and directly to Michelle by email.

- n. FirstPort estimates sign-off & communication

Issue was raised that our estimates are being signed off by a director that has had no direct involvement with us or the management company. Supposedly the directorship had challenged FirstPort but there was no response to us about this and no direct answer to the question of whether the accounts had been signed off. The opinion was placed that no real consideration was made to the amounts and increases as long as they are in line with other sites. This is not seen by us as a fair way to justify yearly budgets which leads to the next point we wanted to raise.

o. Request for a Resident Director

As far as we are concerned, we do not see a reason why a resident cannot be made a director now. This director then can be responsible for checking and signing off annual budgets along with the resident's association. There is nothing in supplied paperwork that suggests that this would not be possible and it would be on the basis that the individual would not block any handover or adoption from happening. The proposal would be for it to be a member of the committee but not necessarily the Chairperson (who suggested it wasn't himself). James Mulhearn could not confirm this could happen but didn't know of an immediate reason it couldn't so has agreed to raise the point and provide an answer.

5. South Norfolk District Council & Town Council

a. Update on other Resident Associations.

Birch and Alders over on the Silfield side of Wymondham have set up a Resident's Association. Elm Farm are close to setting theirs up but nothing as yet from any other sites.

b. Ecology Enforcement on Hibernacula

As noted under Persimmon.

c. Community Speed Watch event – 24th January

No one present attended this event. The understanding is that there is the ability to setup community speed watch and that equipment can be provided for it, but volunteers would need to be available and willing to do it, which currently there isn't in place.

6. Details from meeting with MP Ben Goldsborough on 3rd April

Kevin has a meeting booked with South Norfolk MP Ben Goldsborough on Wednesday 9th April which was moved from the 3rd April. The intention is to highlight some of the bigger issues around management companies, developers and developments like ours. Points such as there being nothing that pushes developers to achieve full adoption and that four Persimmon developments are still waiting for this on our side of Wymondham. Residents are poorly informed at the point of sale about how the management companies operate and there have been multiple issues with our phased handover although this seems to not have happened with Elm Farm. We'd also like to suggest that the developer should remain fully responsible for paying for communal space maintenance until full adoption has taken place.

There is a Westminster Halls discussion with MPs on the subject of management companies being held on the 23rd April. The link will be sent out after the meeting to all members to provide input if they wish.

7. AGM requirements and changes to consider

a. As the next meeting is our AGM it is the time that appointed roles can change. Individuals can resign and/or others can be nominated for roles. Anyone wishing to make any changes

are invited to do so by contacting bgp2ra@gmail.com, including if anyone wishes to join or resign from the general committee. All existing Committee members will be asked to confirm that they wish to remain on the committee.

- b. Our constitution will be reviewed at the AGM meeting and amended if necessary.

8. Questions and any other business

- a. The point was re-raised about the wooden barrier fences and vegetation growth on the Southern part of Bartram Close along the cycle path. As these fences fall within property boundaries, they actually fall under the individual resident's responsibility in the same way as the private drives do. FirstPort are responsible for the grassed area as communal space. The path is currently Persimmons responsibility but will come under Highways once they adopt. The North side of the path edge is the property boundaries, and the fences fall into this area.
- b. A resident concerned of safety cycling home requested if it would be possible to install cats' eyes on the roads. Ultimately this falls under a Highways request once they have adopted the roads and Persimmon would not install. It is unlikely that Highways would do this either, and there was some question whether cats' eyes are installed in anything lower than a B-road.

9. Next meeting date (AGM)

Tuesday 8th July, 7:30pm, in Wymondham Rugby Club downstairs Lion's Den function room (upstairs meeting room or bar if Lion's Den is unavailable)